

HINGHAM PLANNING BOARD MINUTES

September 27, 2021 @ 7:00 PM

REMOTE MEETING

Board Members Present Remotely: Kevin Ellis, Gary Tondorf-Dick, Judith Sneath, Gordon Carr, Rita Da Silva

Also Present: Emily Wentworth, Community Planning Director

Members Absent: None

At 7:01 p.m. Chair Ellis called the meeting to order and stated the following:

“This meeting is being held remotely as an alternate means of public access pursuant to an Order issued by the Governor of Massachusetts dated March 12, 2020 Suspending Certain Provisions of the Open Meeting Law. You are hereby advised that this meeting and all communications during this meeting may be recorded by the Town of Hingham in accordance with the Open Meeting Law. If any participant wishes to record this meeting, please notify the chair at the start of the meeting in accordance with M.G.L. c. 30A, § 20(f) so that the chair may inform all other participants of said recording.”

Hearing(s)

Chair Ellis stated the first matter was **3 Home Meadows Lane, request for re-endorsement of an approval not required (ANR) plan.** Mr. Dave Crocker of Crocker Design Group represented the applicant, The Alice H. Brewer 2000 Revocable Trust, and stated that this plan had gone before the Planning Board previously for endorsement. Mr. Crocker stated the Land Court Engineer requested a different type of mylar be used and that the changes were limited to the revision date and mylar type.

Mr. Tondorf-Dick asked about the front yard setback. Mr. Crocker confirmed the setbacks were met.

Based on the information submitted and presented during the hearing and discussions of the Board during the meeting, Chair Ellis moved to re-endorse, pursuant to MGL c. 41 § 81P, the plan entitled “3 Home Meadows Lane, Assessors Map 72 Lots 32 & 33, Hingham MA,” prepared by Crocker Design Group, LLC., 2 Sharp Street, Hingham, MA, dated December 12, 2020, revised through July 25, 2021.

Second: Judith Sneath

In Favor: Rita Da Silva, Gordon Carr, Gary Tondorf-Dick, Judith Sneath, Kevin Ellis

Opposed: None

Chair Ellis stated the next matter was **213 and 215 Cushing Street** which was a Flexible Residential Development (FRD) application. Attorney Jeffery Tocchio, Mr. Gabe Crocker, Mr. Chris Mulvey, Mr. Scott Golding and Mr. Mark Romanovicz represented the applicant.

Ms. Wentworth provided an overview of the FRD process.

Attorney Tocchio described the property and presented plans indicating the delineated wetlands, septic system, number of lots, and discussed the condominium form of ownership for ongoing maintenance of system. Mr. Crocker provided additional details on the plans regarding the roadway, driveways, wetlands, setbacks, stormwater basins and landscape.

Mr. Patrick Brennan of Amory Engineers, Town's peer review engineer, stated that he had reviewed plans and provided comments and that his comments related to the yield plan and open space calculations, which have been addressed. Mr. Brennan provided a summary of outstanding issues including those related to driveways, parking, berms and curbing. He stated he would have more comments at the definitive plan review stage.

Chair Ellis asked about the removal of trees and the hills on the property.

Mr. Crocker stated they will provide clarity in their resubmittal.

Chair Ellis asked Board Members for comments.

There was discussion with Board Members and Attorney Tocchio regarding potential house sizes, wetlands, setbacks, landscaping, buffers, conventional yield feasibility, prior subdivision submittals, storm drainage, topographical constraints, what would be in a future submission versus the preliminary submission, applicable by-law provisions, tree removal and proximity of houses to the property lines.

Attorney Tocchio and Mr. Crocker explained the differences between the prior submission related to this property and the current submission before the Board.

Mr. Crocker stated he could prepare a preliminary grading analysis to address the topography visually. He stated he could provide the existing conventional yield plan and the proposed FRD plan with requested changes overlaid on an aerial photo as a plan for review as requested by Mr. Tondorf-Dick and Chair Ellis.

Chair Ellis asked for public comments. Hearing none he stated they would schedule the next hearing date. Attorney Tocchio and Mr. Crocker stated November 8, 2021 worked for their schedule.

There was discussion about visiting the site.

Chair Ellis moved to continue the hearing on the application from Bristol Brothers Development Corp. for a Special Permit A3 under § IV-D along with Site Plan Review or Waivers under §§ I-G and I-I of the Zoning By-Law and such other relief as necessary for a Flexible Residential Development consisting of

eight single-family dwellings on 7.48± acres of land at 213 and 215 Cushing Street in Residence District C to November 8, 2021 at 7:00 p.m. and extend the decision deadline to December 8, 2021.

Second: Gary Tondorf-Dick

In Favor: Rita Da Silva, Gary Tondorf-Dick, Judith Sneath, Gordon Carr, Kevin Ellis

Opposed: None

Chair Ellis stated the September 13, 2021 meeting minutes were before the Board for review and approval. Ms. Wentworth stated the last version would be re-formatted and redistributed.

Administrative Report

Ms. Wentworth gave an update on the Senior Planner position and stated that her title had changed to Director of Community Planning. There was discussion about the meeting schedule and meeting jointly with the Zoning Board of Appeals.

At 8:10 pm Chair Ellis moved to adjourn.

Second: Judith Sneath

In Favor: Rita Da Silva, Gary Tondorf-Dick, Judith Sneath, Gordon Carr, Kevin Ellis

Opposed: None

Respectfully submitted,

Tracy L. Altrich
Administrative Assistant, Community Planning

Meeting Materials:

3 Home Meadows Lane:

1. *Letter from J. Tocchio to E. McCracken, dated June 7, 2021*
2. *ANR Land Court Worksheet, page 1, dated December 12, 2020*
3. *ANR Land Court Worksheet, page 2, dated December 12, 2020*
4. *ANR Plan of Land, dated February 1, 2021*
5. *Letter from S. Brenner to K. Ellis Requesting Re-Endorsement of Plans, dated September 17, 2021*
6. *Previously Endorsed Plans, Endorsed June 23, 2021*
7. *Mylar Land Court Worksheet, page 1, dated July 25, 2021*
8. *Mylar Land Court Worksheet, page 2, dated July 25, 2021*
9. *Mylar Plan of Land, dated July 25, 2021*

213 and 215 Cushing Street:

10. *Letter from J. Tocchio to C. Falvey and K. Ellis, dated August 19, 2021*
11. *Application for Zoning Hearing, Form 2, dated August 19, 2021*
12. *Application for Special Permit A-3, dated August 19, 2021*
13. *Application for Site Plan Approval in Association with Application for Building Permit, dated August 19, 2021*
14. *Supplement to Applications, dated August 19, 2021*
15. *Plans, dated August 19, 2021*
16. *Memo from E. Sullivan to Planning Board, dated September 8, 2021*
17. *Letter from S. Sarni to Planning Board, dated September 15, 2021*
18. *Letter from C. DiNapoli to Planning Board, dated September 16, 2021*
19. *Letter from A. and R. Gomez to Planning Board, dated September 21, 2021*
20. *Letter from P. Brennan to Planning Board, dated September 21, 2021*
21. *G. Crocker letter to Planning Board in Response to Peer Review, dated September 23, 2021*
22. *Updated Conceptual Subdivision Plan, dated September 23, 2021*
23. *Letter from L. Schneiderhan to Planning Board, dated September 27, 2021*